CRUDE OIL TARIFF DEVELOPS DEBATE

Mid-Continent Producers Sug- With Overhead Cut and Stock gest President Levy Differential.

WASHINGTON, Dec. 29 .- Varying duties on crude oil were proposed before the Senate Finance Committee to-day by spokesmen for mid-continent producers and all duties were opposed by Ameri representatives of various classes of oil

which was lost in the House by an overwhelming vote, Senator Harreld (Okla.) the original rates proposed by the Ways and Means Committee, 35 cents a barrel on crude and 25 cents a barrel on fuel. Senator Curtis (Kansas), a Republican member of the Finance Committee, has roduced an amendment to the tariff bill proposing these duties.

A duty of \$1 a barrel was urged by Harry H. Smith of Tulsa, secretary of the Mid-continent Oil and Gas Association, who said this would equalize the difference in the costs of production in Mexico and in the mid-continent fields. W. H. Gray of Tulsa, representing the National Association of Independent Oil Producers, urged that the President be empowered to assess a duty equivalent to the combined import and export levies imposed by Mexico, Colombia and Venezuela, from which the chief American imports come.

erve only to increase the price to all serve only to increase the price to all consumers. They laid particular stress upon what they said would be the effect on the farmers, the merchant marine, the navy, the consumers of manufactured gas, railroads and industries using oil for fuel and upon the users of automobiles, trucks and tractors.

It also was argued by the opponents that higher priced oil would increase the cost of and retard road building and building operations over the country, and that since the Government aided in constructions the road it would have to reason the contractions of the con part of the duty. This also was true, they said, with respect to oil used by

Railroads Oppose Tariff.

Opposing a tariff on oil, counsel for

that a duty on Mexican oil would lorce those roads to return to the use of coal, thus largely increasing operating costs at a time when it was highly desirable to reduce those costs. The brief set forth that there was not enough midcontinent oil available to the roads to supply their needs and that they were largely dependent on Mexican oil.

Speaking for the phosphate rock miners of Florida, users of 3,000,000 barrels of oil annually, Stephen B. Fleming of New York city told the committee that a duty on Mexican oil would increase the cost of producing phosphate rock and that this would be reflected in increased prices of fertilizers to the farmers.

Mr. Fleming said his company was getting Mexican oil delivered at \$1.50 a barrel, as compared with \$5 a barrel, which he asserted would be the cost of laying down American oil in Florida. He added that American refiners would not even "take the trouble" to quote him a price in competition with the Mexican oil.

The committee was told by James Le.

The committee was told by James L. Ackerson of Philadelphia, representing the American Steamship Owners Asso-ciation, that the proposed duty on oil would increase the operating costs of American merchant ships by an average of \$50 a day, this adding a further handless on them in the effort to com-

of \$50 a day, this adding a further handicap on them in the effort to compete with foreign vessela.

M. J. Murphy of New York city, vice-president of the Island Oil and Transport Corporation, an American producer of Mexican oil, charged that domestic producers were asking all the poople of the United States "to pay more for their oil products in order that the producers may get more money for their raw materials."

Increase Cost of Gas.

Mr. Murphy said duty free oil was in the interest of all the people of the country and directly in the interests of farmers and other owners of automo-biles, trucks and tractors, the mer-

BUSINESS NOTES AND TRADE NEWS

Liquidated Dealers' Outlook Good, Says Koch.

HE discussion of business con-ditions and prospects by Al-bert B. Koch of the Lasalle & th Company of Toledo, which is printed in this column, was prepared in response to these inquiries; Will the 1914 normal of prices ever

will the 1914 normal of prices ever be reached again?

Do present prices of merchandise speak of undue inflation?

What is you view of the general trade outlook?

In answering your question, "Will the 1914 normal prices ever be reached again?" will say that it would be unfortunate if the 1914 prices should ever come back to us. Cheap prices for merchandise always mean cheap labor or the substitution of mechanical taken.

chandise always mean cheap labor or the substitution of mechanical labor. History has shown us that every great war leaves in its path higher priced labor. In other words, certain luxuries become almost necessities to great num-bers of people who before the war never realized the need of them. History has also shown us that when this is true, and the price of labor re-mains at higher rate than before the

mains at higher rate than before the war, mechanical genius has reduced the cost of a great many necessities by cutting out certain parts of the human element in the manufacture of this mer-

Answering your second question, "De present prices of merchandise speak of undue inflation?" I would say that they do not, generally speaking. There are, of course, instances, and many of them where the manufacturers, importers, jobbers and retailers in this country have not only called to live their jobbers and retailers in this country have not only falled to liquidate their high priced merchandise and their inventories but they have also failed to liquidate their mistakes.

It is spotty, and causes just enough feeling to make certain people believe that liquidation has not taken place.

My doe of the gracera tradesurface.

My idea of the general trade outlook for spring is that it is going to be the crucial test. Those who have prepared in the times of war for the great depression which was to follow will weather the storm. Their surplus, their censervatism and their lack of expansion during the war will set per curbing to during the war will act as a cushion to absorb the shocks which have come and that are to come. For those who have taken their medicine, who have reduced their overhead, who have liquidated their mistakes and their merchandise, the outlook is good.

There are still many millions of people in this country who need staple mer-chandise daily, and it is merely a ques-tion of furnishing this merchandise to them at the best market price. The mer-chants able to do this will forge ahead

ALFRED B. KOCH.

AMONG THE MERCHANTS.

The problem of how to meet consumers' demand for lower prices has been solved by a large retailer who offers goods at a small percentage increase over replacement costs and makes up the deficit by taking advantage of the discount offered for payment within ten days. He states that few retailers are able to take advantage of the discount rates, partly because the average rerates, partly because the average re-tailer is held up in payment of goods taller is held up in payment of goods delivered. The system practiced by this merchant is to induce consumers to buy at his store by taking smaller profits for himself and at the same time make purchasers pay their bills within thirty days or be deprived of further credit. The plan has worked to the advantage of consumers and the retailer by giving the former the heneft of lower prices. the former the benefit of lower prices and the retailer an opportunity for quick payment of goods bought from whole-salers and manufacturers.

The increasing patronage given to retail stores maintaining exclusive departmental shops for every class of merchandise within the larger organization is proof, according to one retailer, of the soundness of the theory that the consumer wants individual service. The the soundness of the theory that the consumer wants individual service. The psychological fact remains, according to this merchant, that a woman dislikes, having to try on a pair of gloves while at the next counter another woman is discussing the merits of linen and cotsticuted by the sounds of chant marine, the navy and the 46,000,000 consumers of manufactured gas,
sidding that the proposed tariff would
add five cents per thousand feet to all
gas consumed in this country.

John Aspegren of New York city,
speaking for the Portsmouth Cotton Oil
Refining Corporation, in urging that
cottonseed oil be placed on the free list
said the result of the duty imposed by

John Aspergen of New York city, speaking for the Portsmouth Cotton oil Refining Corporation, in urging that cottonseed oil be placed on the free list said the result of the duty imposed by the emergency measure had been to damage the industry's foreign trade.

The copra was traced by S. H. Giller, the copra was regard by S. H. Giller, the pile of Berkeley, Cal., speaking for the Vegetable Oil Corporation. He said vegetable Oil Corporation. He said vegetable Oil Corporation. He said vegetable oil competition with any American products.

Duty free seame oil, denatured olive oil, pain oil, pains kernel oil and vegetable tallow was asked by spokesmen for the Palm Oil Company and Colgate & Co., who also contended that these oils were not competitive with American oil and were necessary in the production of soaps. Urging that China wood oil be allowed to come into the country duty free, Arthur Davis of New York, speaking for manufacturers of varnishes, declared that a duty on this oil would stiff the varnish manufacturiers and the warnish manufacturiers of varnishes, declared that a duty on this oil would stiff the varnish manufacturiers of varnishes, declared that a duty on this oil would stiff the varnish of American gums, such as regin.

German Contract Offered.

A copy of a contract entered into by hirty-four American manufacturers of varnishes, declared that a duty on this oil would stiff the varnish manufacturiers of varnishes, declared that a duty on this oil would stiff the varnish manufacturiers of varnish of American gums, such as regin.

German Contract offered.

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their potash requirements from the latter, was read into the record.

The contract was produced by S. D. Crenshaw, vice-president of the Virginia-Carolina Chemical Company of Richmond, Va., and in ordering it placed in the record Senator Smoot (Utah), Republican, said he wanted to show to Senators that it not only evaded all antidumping laws passed by Congress but also all American anti-trust laws.

"If that contract can stand," Senator Smoot declared, "Germany will see that the potash industry in the United States will never be developed."

Mr. Crenshaw, whose company is one of those a party to the contract, said the instrument was so drawn that the American manufacturers could buy 25 percent, of their supply from French or domestic sources. It developed, however, and the contract and the American manufacturers could buy 25 percent, of their supply from French or domestic sources. It developed, however, and the contract and the American manufacturers could buy 25 percent, of their supply from French or domestic sources. It developed, however.

Instrument was so drawn that the American manufacturers could buy 25 percent, of their supply from French or domestic sources. It developed, however, that the American firms would get a lower rate per ton if they bought their entire supply from the German syndicate than if they bought only 75 percent, from that source.

Mr. Crenshaw said American mines could produce now only one-fourth of the domestic requirements, and that the proposed tariff would impose an added cost of \$54,000,000 on the farmers to "mature a wartime baby."

Spokeamen for the New Jersey farmers emphasized what they said would be the cost to the American farmers, and finally to the consumers, of a duty on potash. The New Jersey men estimated that the duty would add a cost of four dollars an acre to the production of potatoes in their State.

SIIK Fabrics for January.

Silk Fabrics for January.

The belief that satin will go out this month and that the lighter slik fabrica, such as fallie and crepes, will command the situation for the early months of the situation for the ea

Business Troubles

PETITIONS IN BANKRUPTCY. Statical District Court were.

Samuell, H. Pearlistein, turs and skins, 57 West Thirtieth street—Involuntary, by Sam Gelfrand, who claims \$300; Goldenberg & Kalish, \$200, and Harry Handier, \$250.

Bertha Rembaugh, receiver, bond, \$1,000.

MUNDO TRADING CORPORATION, importer and exporter, 5 Coenties Silp—Involuntary, by Michael Rezar, who claims \$50; William Gerhardt, Jr., \$70, and Adolph E. Livingston, \$333.

WILLIAM CLAUSEN, formerly garage owner, at 2641 East Tremont avenue, Bronx, and living at 1144 Havemeyer avenue, Bronx, and living at 1144 Havemeyer avenue, Bronx—Involuntary, Llabilities, \$43,-806; no assets. Creditors include Robert Bentley, and Walker Avenue Garage Corporation, \$34,800; Robert Bentley, \$5,000, and Standard Oli Company of New York, \$2,880.

RECEIVERS IN BANKRUPTCY.

GREELEY ICE MACHANAME OF STREET OF S 000. NOGRAPH RECORDING CO., INC., 260 est Forty-second street.—Max Rockmore, bond, \$1,000.

JUDGMENTS FILED. following judgments were filed yester-the first name being that of the

rowitz, Inc.
AULD PAPER CO., INC.—Lasher
& Lathrop. & Lathrop.
ALLGOOD, A. P. De Forrest-East
67th St. Apartment Building, Inc.,
ANDERSON, John-Bernheimer &
Schwarz Pilsener Brewing Co.,
BROADWAY MUSIC CORP.-Filmar Holding Corn. B. H. REIBMAN & CO., INC.-S. BAKER, Donald A.—Cullom & Rink CROSBY, Thomas G.—Howard R. Corp... CIBOULNICK, Hyman-Fibre Yarn CO. Inc.
DEWEY TEA AND COFFEE CO.,
INC.—Natl. Dairy Co.
DESPOTIBLES, George and Jane—
M. Paridos M. Petrides...
FIALA ARMS & EQUIPMENT CO.
—Crucible Steel Co. of America.

Inc.
GRADWOHL ENG. & CONST. CO.
—Devoe & Raynolds Co., Inc.....
GOLDSMITH, Max—J. J. & A. Ro-GILMAN, Jack-Fireproof Products GILMAN, Jack-Fireproof Products
Co. Inc.
Co. Inc.
GOLDBERG, Morris, and New Amsterdam Casualty Co.—People's..
GOLDMAN, Isanc—A. J. Diamond..
GREEN'S AUTO VAN & EXPRESS
CORP.—Pure Oil Co.
HART, Sidney, and Joseph Freedman—Lipshitz Press.
HOFMAN, Arthur—W. C. McClure
et al.
HAWKS, Kenneth N.—Delta Kappa
Epsilon Club.
HAULORAN, Thomas P., and FiHALLORAN. Thomas P., and Fi-

delity & Casualty Co. of N. Y.— People, &c. HOSHINO, Torashiro—M. D. Buck-

ITALIAN STAR LINE, INC.—C. F. Stareta Co. Inc.
L. GOLDMAN TEXTILE CORP. and Isaac Goldman-Sidney Blumenthal & Co. Inc.
KELLY, Jessie F.—E. Bryan.
KRAMER, Samuel-J. Loewenstein.
KATSANIS, James-J. Brill.
LEES, Hyman-State Trust Co.
LE GARDO, Blanche-A. C. Cochran.

MANHATTAN.

The first name is that of the debtor; the second that of the creditor and date when judgment was filed:

(RAND DELANCEU CO.—Tenement House Dept.; June 15, 1915

(Varcated B. 1921. June 15, 1915

(Varcated B. 1921. C., and Israel E. Kohre—Trayelers Ins. Co. September 10, 1917

BLISBERG HOTEL CONSTRUCTION CO., INC.—A. Stignitz, April 25, 1921. 462.44 TION CO. INC.—A. Stignits:
April 25, 1921

CAMBILIDGE PAINTING CO.—A.
Cahoose: December 14, 1921. . . 1,760,00

SAME—Fame. December 14, 1921. . . 2,660,00

DANIEL, REFVES, INC.—F. Cocus;
November 23, 1921

HARTMAN PACIFIC CO. INC.—
Federal Rubber Co. of III: December 10, 1921

ERAZILL, Manuel J.—M. Weed et

News of the Real Estate World

WEST SIDE FLATS IN YORKVILLE GARAGE SYNDICATE TO BUILD IN \$400,000 LEASE HOUSES IN JAMAICA **FAVOR WITH BUYERS**

Syndicate and Operator Acquire Parcels on Heights;

Bentiev and Walker Avenue Garage Corporation, \$34,800; Robert Bentley, \$2,900, and Standard Oil Company of New York, \$2,880.

MARCUS & WOLFSON (Morris Marcus and Morris Wolfson), 503 East 138th street, The Bronx—Involuntary, by Manuel Feldman Co., which claims \$222; Mutual Mattress and Bedding Company, \$290, and Fannie Gold, \$30.

M'CORY & CO. (Herbert R. and Goolman C. McCory), stock brokers, 11 Broadway—Involuntary, by James N. Catlow, who claims \$703, Sayth Eliumenfield, 200, and Marinad duke R. Trawger, \$250. Estimated liability and the property of the States, \$2,000 and Marinad LOUIS Asyle Eliumentield, 200, and Marinad LOUIS GINSBERG, 1357 Intervale avenue Bronx—Involuntary, by Shapiro & Weinstein, who claims \$1,310, and Herman & Libow, \$198.

BLUE STAR SPECIALTY SHOP (Charles Kaufman), 296 Third avenue—Involuntary, by Max Ohringer, who claims \$422; Fligenbaum. Holzman Company, Inc., \$25, and Lillian Friediand, \$210.

SCHEDULES IN BANKRUPTCY.

Schedules in bankruptcy filed yesterday in United States District Court were:

WORRIES GREENBERG, Gry goods, 216 Edirliges street.—Liabilities, \$15,888; as \$45,877, of which \$2,500 is stock, \$1,500 bills, promissory notes and securities, \$700 fixtures, &c., and S17 money in bank. Creditors include D. Bussel & Co., \$1,772; Louis Gershowitz, \$1,438; Rodolsky & Goldenberg, \$485.

PARIS PASTRY CO., INC., bakery and restaurant, 747 Southern Boulevard, Broax., Liabilities, \$5,148; assets, \$4,877, of which \$2,000 is stock, \$1,500 bills, promissory notes and securities, \$700 fixtures, &c., and S17 money in bank. Creditors include D. Bussel & Co., \$1,772; Louis Gershowitz, \$1,438; Rodolsky & Goldenberg, \$485.

PARIS PASTRY CO., INC., bakery and restaurant, 747 Southern Boulevard, Broax., Liabilities, \$5,148; assets, \$950, debts due on accounts.

street.
Duross Company and Harvey P.
Vaughn sold 95 Thompson street, between Spring and Prince streets, a five
story tenement, 25x100, to Angelina
Mariano.

Manhattan Sales in Transfers.

Manhattan Sales in Transfers.

L. Friedheim sold for the United States Trust Company a six story new law apartment, with stores, 37.6x100.11, at 324 and 326 East 125th street to Wolf Pantzer for \$40,000. Ryan & Co. were associate brokers.

Salimo and Sarah Simon sold to Abraham Glick and Isidor Welnberg a four story tenement with stores, 20x54, at 315 East Houston street.

Julia S. Horner sold to Alexander Augustin for \$28.625 two four story tenements with stores, 46x80, at 329 and 331 First avenue, at the northwest corner of Nineteenth street.

Harris Brown sold to Henry Dobry a five story flat with stores, 25x70, at 1548 Madison avenue, south of 105th street.

The Klassmore Beal Estate Company

Street.

The Klassmore Real Estate Company sold to Ray Harris a five story apartment, 40.6x130, at 20 Arden street.

George Ehret sold to Anna E. Smith the five story flat, with stores, 25.6x 101.9x irregular, at the northeast corner of Broadway and 178th street.

Patrick J. Cuskley sold to Barnet Waldman a five story store terement.

Waldman a five story store tenement, 18.4x50, at 205 Seventh avenue, south of The Park Morigage Company sold to Philip Rabinowitz for \$12,500 a four story house, with stores, 20x85, at the southeast corner of Broadway and 226th

Joseph H. Schwartz sold to Pauline Rogali a four story house, with stores, 20x100.11, at 108 West 116th street.

Moroch R. Dinstelheim sold to Sarah Aronowitz and Sam Morgenstern a five story store tenement, 25x100, at 126 Madison street.

street.

Max and Yetta Biber sold to Martin
Auslander a four story dwelling, 21.6x

TOPS BRONX MARK

TOPS BRONX MARK street.

Herbert Aldhaus sold to Dorcas
Bacote a three story dwelling, 15x59.11,
at 251 West 134th street.

Zionists Buy on St. Mark's Place. The Hebrew National Orphan House old to the Downtown Zionist Center, nc., the four story building, 25x89.6, at 2 St. Mark's place. The recorded price

\$200,000 APARTMENTS PLANNED FOR HEIGHTS

Gronenberg & Leuchtag, architects, are preparing plans for the erection of a five and a half story apartment house, 190x135, on the south side of 165th street, 190 feet east of Broadway, for the Fay Realty Company. It is designed in suites of three and four rooms for ten families on a floor. The front will be of tapestry brick and limestone, and it will cest approximately \$200.000.

Bronx Transfer Deals.

The Jackloff Realty Holding Corporative and control of the first mort-gage of \$85,000 on the new five and a half story apartment at the southeast corner of Walton avenue and 184th served the first mort-gage of \$85,000 on the new five and a half story apartment at the southeast corner of Walton avenue and 184th served the first mort-gage of \$85,000 on the new five and a half story apartment at the southeast corner of Walton avenue and 184th served the first mort-gage of \$85,000 on the new five and a half story apartment at the southeast corner of Walton avenue and 184th served the first mort-gage of \$85,000 on the new five and a half story apartment at the southeast corner of Walton avenue and 184th served the first mort-gage of \$85,000 on the new five and a half story apartment at the southeast corner of Walton avenue and 184th served the first mort-gage of \$85,000 on the new five and a half story apartment at the southeast corner of Walton avenue and 184th served the first mort-gage of \$85,000 on the new five and a half story apartment at the southeast corner of Walton avenue and 184th served the first mort-gage of \$85,000 on the new five and a half story apartment at the southeast corner of Walton avenue and 184th served the first mort-gage of \$85,000 on the new five and a half story apartment at the southeast corner of Walton avenue and 184th served the first mort-gage of \$85,000 on the new five and a half story apartment at the southeast corner of Walton avenue and 184th served the first mort-gage of \$85,000 on the new five and a half story apartment at the southeast corner of Walton avenue and 184th serve it will cost approximately \$200,000.

25, 1921.

BRONX.

ZWAIL, Nathan-G. Gross; November 29, 1921.

Fire Record

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New Structure Near Sutton Sq. Buys Ryder Farm of 70 Acres Colony Rented for 10 Years;

contiguous to the Sutton square colony, has been leased by the T. & A. Engineering Corporation, Missac Thompson, president, to the A. A. Garage, Inc., C. R. Warren, H. Williams and L. Agimalian, directors. The lease is for ten years at an aggregate net rental of \$400,000. Both principals were represented by Charles S. Aronstam, attorney. Mr. Thompson acquired the site last August from the Consolidated Gas Company and, according to the plans, the structure will cost approximately \$200,000. It will accommodate 300 cars. Schindler & Liebler leased for a long term of years for Henry Strauss, as trustee, the five story factory building at 417 East Seventy-sixth street. years at an aggregate net rental of \$400,000. Both principals were repre-

Big Office Building Rentals. Cuchman & Wakefield, Inc., leased offices in the Canadian Pacific Building, Madison avenue, Forty-third to Forty-fourth street, to J. F. Patten & Co., Inc.,

Equitable Life Assurance Society the Equitable Life Assurance Society, Vanderbilt Agency, and, with Loton H. Slawson Company, to the Perolin Company of America: also additional space in the same building to S. W. Ovitt and Zeller Laquer Manufacturing Company, offices in 299 Madison avenue to John Jordan and in 522 Fifth avenue, with Brown, Wheelock Company, to Schmerler & Wolfe. ler & Wolfe.

Albert B. Ashforth, Inc., with Cross & Brown, leased space in 576 Broadway to Leaser & Oppenheimer, Inc., and, with H. M. Birdseye, space in the Liggett Building, corner Madison avenue and Forty-second street, to Herman F. Korschen

MISCELLANEOUS LEASES.

Cross & Brown Company, with tephen H. Tyng & Co., leased space in 29 West Twenty-eighth street to the arnes Printing Company; also, with Barnes Frinting Company; also, with Pocher & Co., store in 219 West Forty-seventh street to A. Langstadter, Inc., stationers and printers, and office space in the Fisk Building, Fifty-seventh street and Broadway, to S. W. Long.

E. K. Van Winkle rented the second floor westerly store in 144 West Seventhy-second street to Atthur L. March for ly-second street to Arthur J. Myers for

ty-second street to Arthur J. Myers for a hairdressing parlor.

M. Rosenthal Company leased to Feldman & Heller loft in 301 West Twenty-ninth street, corner Eighth avenue.

Adams & Company leased store and basement in 125 Fifth avenue to the Imperial Merchandise Company, a floor in 696 Broadway, containing 10,000 square feet, to the Metropolitan Juvenile Ciothing Company and a floor in 138 West Twenty-fifth street to P. Schlansky Company.

Rogall a four story house, with stores, 20x100.11, at 108 West 18th street.

Moroch R. Dinstelheim sold to Sarah Aronowitz and Sam Morgenstern a five story store tenement, 25x100, at 196 Madison street.

Bernard Oche sold to Max Mestboff a five story store tenement, 24x106.6, at 18 White-Goodman have leased the southerly store and basement in S67 Broadway to Sirkin & Sirkin; also leased the ninth loft in 7 and 9 East Twentleth street to Jacob Grossman, the building at 384 Eighth avenue to Wilner Brothers and the corner store in 282 East Houston street.

Caroline Vetter sold to James L. Mc-Nully a six story store tenement 2x45.

r a cigar store.

Douglas L. Elliman & Co., Inc., leased
ne parlor floor store in 682 Lexington
ne parlor floor store in 682 Lexington
ne parlor floor store in 682 Lexington for a cigar store.

TOPS BRONX MARKET J. J. Lese Purchases 2 Flats;

Other Borough Sales. Nehring Brothers sold to Joseph J. modern thirty-three family apartment, on plot 75x100, at the junction of Uni-versity avenue. The property rents for \$20,000 and was held at \$130,000.

Club Buys West Side Home.

Coughlan & Co. sold for George P. Clark the four story dwelling, 22x102.2, at 68 West Sixty-eighth street. The new owners will use the property for a clubroom. The purchase price was \$55,000.

Trattner was the broker. The five story apartment house on plot 84x93 at the southeast corner of Grand Concourse and 183d street has been sold by O. J. Schwarzler Company to Finkelstein Brothers. The property rents for \$40,000 and was held at

The Jackloff Realty Holding Corpora-tion sold to Isidore Zar a four story flat, 25x90, at 1739 Washington avenue.

W. S. LANGLEY ACQUIRES 40,000.

on Rockaway Plank Road;

Other Deals in Queens.

The estates of Dr. Philip M. Wood and John and Thomas Adikes have sold the old Ryder farm of seventy acres on Rockaway plank and Old South roads, near the Aqueduct station, South Jamaica, to a syndicate headed by Emanuel Newman, lawyer, at a price around \$4,000 an acre. John N. Booth was the broker. The syndicate plans development with moderate cost detached houses on forty foot plots.

nent with moderate cost detached houses on forty foot plots.

Lewis H. May Company sold at Ostend, Far Rockaway, for the Banister Realty Company, Maximilian Morgenthau presi-dent, the southeast corner of Seagirt avenue (formerly South street) and Beach Thirteenth street (formerly Neilson avenue), consisting of seven lots, to Edward Cohen for improvement with summer homes; also three plots on the west side of Beach Fourteenth street (formerly Rue de St. Fellx), and the south side of Heyson road (formerly Seagirt place), comprising eighteen lots, to the Dorcoe Realty Company, Jacob Dorf president, who will improve with four dwellings for all year occupancy. Henry Mollenhauer, Jr., has sold 300 small homes in the Woodhaven-Richmond Hill and Jamaica sections of Queens during the last year. On December 24 the Richmond Hill office of this firm sold for Frank Horsch, Inc., the last of its two family dwelling houses on 112th street. Beach Thirteenth street (formerly Neil-

of its two family dwelling houses on 112th street.

Roman-Callman Company rented for the estate of M. J. Breitenbach the two story brick manufacturing building in Nott avenue, near Vernon avenue, Long Island City, for a term of years with an option of purchase, to the Silk Finishing Company of America, which, after extensive alterations, will occupy the building for a branch of its business. ing for a branch of its business

PERSONAL AND IMPERSONAL

If Rudyard Kipling had spent an afternoon or two doing New York city's rapid transit catacombs he never would have written those lines of his about east being east and west being west. Many a man better posted on the points of the compass than the author of Barrack Room Ballads has emerged from the subway after a long trip with his sense of direction so badly impaired that he was unable to tell uptown from downtown or Weehawken from Astoria.

Take for example J. Clarence Davies. What Mr. Davies doesn't know about New York city and its transit system could probably be engraved on a Lincoln penny. What he does know on the same penny. What he does know on the same allied topics would fill a set of encyclo-pedias and overflow into a dictionary. He watched the subway grow, and he is reaping dividends to-day from his ability to foresee the effect of that growth on the value of contiguous real estate. Yet Mr. Davies admitted to us only yester-day that when he travels on the subway to his branch office in the Grand Central zone he emerges on Forty-second street feeling like a lost soul in a great city.

But don't let the foregoing observa-tions discourage you from taking an underground trip at your earliest con-venience to the central or easterly sections of The Bronx, where, according to real estate wizards, the lot boom of 1922

Last year the activity in vacant land as chiefly in the west Bronx, which dealy is fairly well exploited. Only the big auction sales in the Pelham Bay, Throgs Neck and Eastchester sections served to call attention to the existence of the east Bronx. Now, however—at least so the report runs—astute operators have turned their gaze in the direction of the rising sun.

The Alfred Dunbill Company of Lo don, tobacconists, who have leased the store at the southwest corner of Fifth avenue and Forty-third street, have en-gaged Eugene Schoen, architect and designer, to work out the decorations. The

The Hammer Realty Company is the buyer of the plot on the west side of Clinton avenue, 66 feet north of John street, sold recently by Samuel Brener.

James Rongetti is the buyer of 28

There were no auction offerings of real estate to-day in either the Manhattan or Bronx salesrooms.

BUYERS TO ERECT FLAT ON BROOKLYN HEIGHTS Acquire Site at Willow and Clark Streets.

The Bronx were filed yesterday as follows:

Davidson avenue, cast side, 142.68 feet south of 181st street, two six story has sold the vacant plot, 40x100, at the spartments, 100x78: Samuel Roseff, 113 West Fourth street. Mount Vernon, owner: Gronenberg & Leuchtag, architects; \$360,000.

Bryant avenue, northeast corner 174th Street, two five story apartments, 55 and Street, two five story apartments, 55 and Offices as brokers, sold the northwest corner of Prospec Park West and Eleventh street, an eight family apartment house, for George and Rosa Schober. The property was held at 440,000.

W. S. LANGLEY ACQUIRES
OLD WESTBURY ESTATE

Warren Murdock has sold the Algerton Boyesen property at Old Westbury,
L. I., to William C. Langley. The proprity consists of twenty acres, with farmtouse and authuildings, and adjoins the
states of Charles Steele. Thomas Hitchtock and Henry Phipps. It was held at
100,000. The purchaser was repreented by Siebert & Riggs,
W. F. Day the restaurateur has sold
its residence in Morristown, N. J., to
Mrs. Mary Hochesang of Hackettstown,
Genung & Day were the brokers Mr.
Genung & Day were the broke nue X, to Vincenzo and Gluseppe Cri-coll, who will improve the property with dwellings.

BIG PLOT DEALS IN

larger tract in the Dyckman section. Both of them will pave the way for the ventual construction of new apartment

ON BOND AND MORTGAGE.

estate of Frederick Mead the plot of over twenty-one lots on the east side of Broadway, between Dyckman and Thayer streets, having a frontage of 202 feet on Broadway, 282.7 feet on Dyck-man street and 250.10 feet on Thayer

Dyckman Sale Involves Over

21 Lots to Be Parceled Off
to Builders.

Activity in the lot buying market embraced the upper portion of Manhattan Island yesterday. Two important deals were closed, one embracing a large plot on the heights and the other a still larger tract in the Dyckman section.

In man street and 250.10 feet on Thayer street. According to the announcement made by the brokers the plot will probably be divided up by the new owner and sold to builders for improvement. Two eighty-seven foot five story walk-ups will be erected on the plot, 174x140x was sold yesterday by the Waunegam Realty Company to the 615 West 164th Street Corporation, composed of Theodore Klein, Abraham Bricken, Isidore Friedman and Leo Schloss. This is the fourth block of lots acquired by the purchasers derived the heights and the other a still larger tract in the Dyckman section. sellers.

RESIDENTIAL RENTAL.

houses.

The Dyckman deal was negotiated by Bernard Smyth & Sons, who sold for the street to Nelson G. Peebles.

A Word of Appreciation

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TO the many lending institutions and borrowers who have dealt with us in 1921, we desire to express our appreciation of the courtesies extended to this office.

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BUSINESS PLACES WANTED

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MANHATTAN STORES wanted by large Retail Chain Company. Details required as to size of store and basement, also street number. State rents, which MUST BE MODERATE. No attention paid unless this information is given.

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CITY REAL ESTATE.

West GOOWIN Lenax SELLING, MANGEMENT, LEASING. See BYRNE & BOWMAN, 30 E. 42d St. for the sale, exchange or management of your property. Mortgages negotiated.

HOUSES TO LET, UNFURNISHED.

C HAS. R. REEVE, MILLBURN, N. J. Homes from \$7,500 to \$150,000. Maplewood - Short Hills - Summit, H. WEATHERBY & CO., Englewood, N. J. Englewood and Vicinity—Real Estate,

Borough of Brooklyn. CLERMONT AVE. near LAFAYETTE

Opposite Masonic Temple, brownston house, il rooms and bath; newly decorated electric lights; immediate occupancy; if per month. For appointment write OWNER Box 4, Fratt Station, Brooklyn.

Houses and Villa Plots for Sale. SAGE FOUNDATION HOMES CO. 47 W. 34th St., or Forest Halls, L. I. NORTH SHORE REAL ESTATE, L'ECLUSE, WASHBURN & CO. 25 East 40th St. Vanderbilt 3556. Connecticut-Sale or Rent. E. P. HATCH INC. Rent Estate Greenwich Ct.

New Jersey-Sale or Rent.

MONTCLAIR PROPERTIES

FRANK HUGHES COMPANY

REAL ESTATE-OUT OF CITY.

Long Island-Sale or Rent.

Forest Hills Cardens